



CITY CLERK  
GLOUCESTER, MA

2022 JUL -6 PM 2: 35

**CITY OF GLOUCESTER  
ZONING BOARD OF APPEALS**

**Remote Zoom Meeting  
JULY 14, 2022, 7 PM**

**Agenda**

Consistent to Section 20 of Chapter 20 of the Acts of 2021, this meeting will be conducted by remote participation. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time.

**Persons who wish to do so are invited to view the meeting at:**

**Zoning Board of Appeals Meeting:** July 14, 2022, 7:00 PM

**Join from computer, smart device:** <https://gloucester-ma-gov.zoom.us/j/81343256435>

**Join via phone:** +1 (312) 626-6799, Alternate +1 (929) 205-6099, or 1 (346) 248-7799

**Meeting ID: 813 4325 6435**

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting

Listed items may be heard out of order.

**Approval of Minutes:**

6/30/2022

**Continued Business:**

Petition of Peter J. Carbone seeking Special Permit 1.9 alter/expand a non-conforming structure and Special Permit 2.4.5 demolition and replacement of a pre-existing non-conforming single or two family residence to allow demolition and replacement of a single family residence at **2 High Rock Terrace (Map 180, Lot 43)**

**New Business:**

Petition of Wendy Lippe seeking an extension of previously granted Special Permits from GZO 1.10.4 and 1.9.4 for 6 months, to expire on 6/23/2023 at **26 High Rock Terrace, Map 180, Lot 16)**

Petition of Mark Denney & Wendy Friend seeking Special Permit to Alter/Expand a non-conforming structure to allow first floor addition & kitchen renovation, mudroom, office, pantry and great room. Second floor removal of existing new roof, dormers, bedrooms, baths and storage at **4 Nashua Ave. (Map 186, Lot 6)**

Petition of Ashbryn Development Corp. seeking Special Permit to alter/expand a non/conforming structure and a Variance for rear yard setback to allow to convert existing accessory structure/use (barn) to a single family dwelling at **2 Deacon Farm Lane. (Map 109, Lot 82)**

Petition of John J. Bourneuf & Vicki Bourneuf Trustees seeking Variances for rear yard setback to allow construction of small addition at rear of structure at **29 Nashua Ave. (Map 186, Lot 15)**

Petition of 58 Granite St. LLC seeking a Special Permit to alter/expand a non-conforming structure and to exceed a maximum allowable building height, Variances for front yard, side yard, lot width, lot area, lot frontage, percentage of vegetative coverage to allow demolition of existing two-family structure and rebuild a (4) family multi-family structure on a nearly identical footprint at **58 Granite St. (Map 5, Lot 25)**

**Discussion by the Board:**

**Joseph Parisi, III, Chairman**

The above agenda items are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may in fact be discussed, items not listed may also be brought up for discussion, to the extent permitted by law.

Please visit the Zoning Board of Appeals page on the City's website to view the above applications and petitions and direct all questions regarding these applications to the office of the Building Inspector during normal business hours at 978-325-5210.

**All documents intended to be considered by the Board must be submitted 72 hours prior to the meetings.**